LOT 21 NICELY ACRES S/D.

662-155, WD 1286-1553, FJ 1549-1

BLACK PAUL JASON
1883 SW HALTIWANGER RD
LAKE CITY, FL 32055

2027

04-6S-17-09597-121

BUILDING CHARACTERISTICS

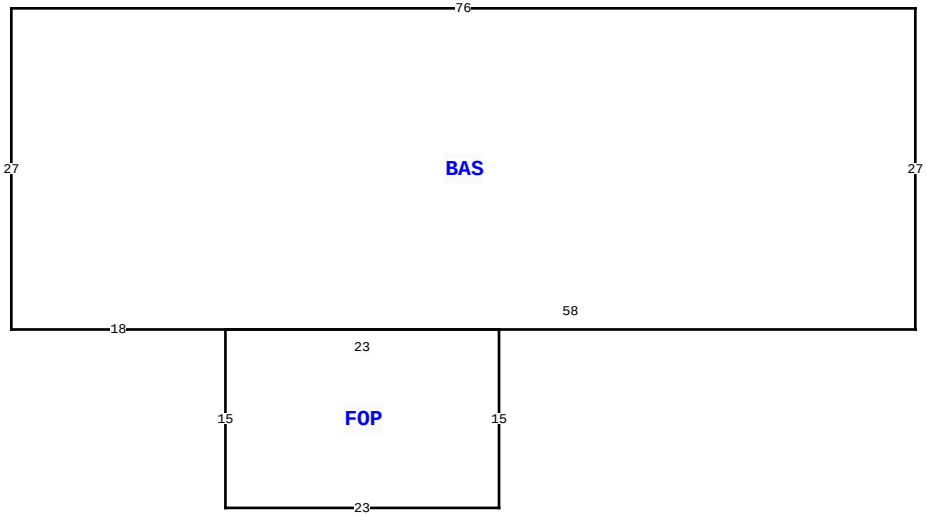
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	171,002
FOP	345	35		121	10,084
TOTALS	2,397			2,173	181,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,173	117.9000	109.65	238,269	2014	2014	0	0	0	24.00	76.00

2 MANUF 1 100% - 2015 Heated Area: 2052 HX Base Yr 2015



1883 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,084
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		49,875
TOTAL MARKET VALUE		240,059
SOH/AGL Deduction		116,367
ASSESSED VALUE		123,692
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,281
TOTAL JUST VALUE		240,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052797	Roof Replacement	12,700	04/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1553	11/06/2014	WD	U	V	30	100
GRANTOR: MARY ANN BLACK (A WID						
GRANTEE: PAUL JASON BLACK						
0662/0155	9/16/1988	WD	U	V		7,000
GRANTOR: CAMPEN BEN						
GRANTEE: BLACK PAUL W & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E18 FOP= S15 E23 N15 W23$ E58 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	3.99	AC		1.00	1.00	1.00	12,500.00	12,500.00	49,875							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 3.99 Total Land Value: 49,875 Market: 0 Agricultural: 0 Common: 49,875 PRINTED 11/17/2026 BY SYS